

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR THE  
BENEFIT OF THE REGISTERED HOLDERS  
OF UBS COMMERCIAL MORTGAGE  
TRUST 2017-C5, COMMERCIAL  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2017-C5,

Plaintiff,

v.

DELSHAH 60 NINTH LLC, DELSHAH  
GANSEVOORT 69, LLC, MICHAEL K.  
SHAH, BOARD OF MANAGERS OF THE  
PORTER HOUSE CONDOMINIUM, and  
AVISON YOUNG-NEW YORK LLC,

Defendants.

24-CV-05421 (JAV)

**NOTICE OF REASSIGNMENT  
AND PRETRIAL CONFERENCE**

JEANNETTE A. VARGAS, United States District Judge:

This case has been reassigned to the undersigned. All counsel must familiarize themselves with the Court's Individual Practices, which are available at <https://nysd.uscourts.gov/hon-jeannette-vargas>. Counsel for all parties shall appear for a pretrial conference with the Court on **April 7, 2025, at 11:00am**. The conference will be held in Courtroom 14C, Daniel Patrick Moynihan United States Courthouse, 500 Pearl Street, New York, New York 10007.

The previous deadline for the parties to submit a joint status letter on **February 28, 2025**, is adjourned. Except as otherwise stated herein, all other prior orders, dates, and deadlines shall remain in effect notwithstanding the case's reassignment.

The parties are hereby ORDERED to submit a Post-Fact Discovery Joint Status Letter as required by Section 8(d) of the Court's Individual Rules and Practices in Civil Cases by no later than **March 14, 2025**. Any open legal issues can be addressed at the conference.

If this case has been settled or otherwise terminated, counsel are not required to submit such letter or to appear, provided that a stipulation of discontinuance, voluntary dismissal, or other proof of termination is filed on the docket prior to the joint letter submission deadline, using the appropriate ECF Filing Event. *See* SDNY ECF Rules & Instructions §§ 13.17-13.19, available at [http://nysd.uscourts.gov/ecf\\_filing.php](http://nysd.uscourts.gov/ecf_filing.php). Requests for extensions or adjournment may be made only by letter-motion filed on ECF, and must be received at least two business days before the deadline or scheduled appearance, absent compelling circumstances. The written submission must state (1) the original date(s) set for the appearance or deadline(s) and the new date(s) requested; (2) the reason(s) for the request; (3) the number of previous requests for adjournment or extension; (4) whether these previous requests were granted or denied; and (5) whether opposing counsel consents, and, if not, the reasons given by opposing counsel for refusing to consent.

Dated: January 14, 2025  
New York, New York



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JEANNETTE A. VARGAS  
United States District Judge